

IMPERIAL
RESIDENCE



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INTRODUCTION

ABOUT DUBAI

As one of the world's most modern and fastest-growing metropolises, Dubai has become the city of opportunity for millions of expat professionals and their families. It has quickly emerged as a leading business hub, especially since focusing on major areas such as real estate, trade, tourism, and oil and gas.

Dubai is a beacon for innovation with its pro-business government and ambitious initiatives like D33 (Dubai Economic Agenda), aimed at doubling the city's economy in the next decade. It provides a solid economic backbone, advanced infrastructure and progressive policies designed to stimulate growth.

Dubai ranks sixth in the list of the safest cities and is considered one of the happiest cities in the world, offering an extremely diverse lifestyle to its residents.



IMPERIAL RESIDENCE
MADE FOR INVESTORS

IMPERIAL 55 REAL ESTATE DEVELOPMENT LLC IS MANAGED BY EXPERTS AND SPECIALISTS WHO HAVE ESTABLISHED THEIR PRESENCE IN THE UAE REAL ESTATE MARKET FOR DECADES.

With the experience and knowledge gathered during hundreds of residential real estate transactions, where more than 90 percent remained under management, our own brand was born.

IMPERIAL RESIDENCE is designed for investors who seek the highest possible return on the long-term residential rental market.

IMPERIAL 55 has a Business Partner network in various countries, where local representative offices handle the procedures from A to Z.

IMPERIAL RESIDENCE Dubai Production City is a building where we use all our experience to create a perfect residence for tenants. Introducing Serviced Residences: a tenant-centered concept, where amenities and related services ensure the most comfortable place to live.

European management, hassle-free and transparent operation. A new standard in long-term property management: this is IMPERIAL RESIDENCE.

LOCATION

DUBAI PRODUCTION CITY

Dubai Production City is dedicated and designed to meet the unique needs of the global media production industry. It is a visionary project of the Government of Dubai under the patronage of TECOM Group.

The community was created over a scenic landscape with manmade lakes in an area of about 43 million square feet alongside Sheikh Mohammed bin Zayed Road (E311). The area offers dedicated residential, retail and business options for the global media production industry.

IMPERIAL RESIDENCE Dubai Production City is located at the intersection of two major motorways, it provides quick and easy access to any area of the city by car. Me'aisem City Centre is located just opposite the building, housing a variety of retail shops, hypermarket, banking services, pharmacy, restaurants of assorted cuisine and coffee shops.



1. **Dubai Marina**
15 km



2. **Palm Jumeirah**
20 km



3. **Sheikh Zayed Road**
14 km



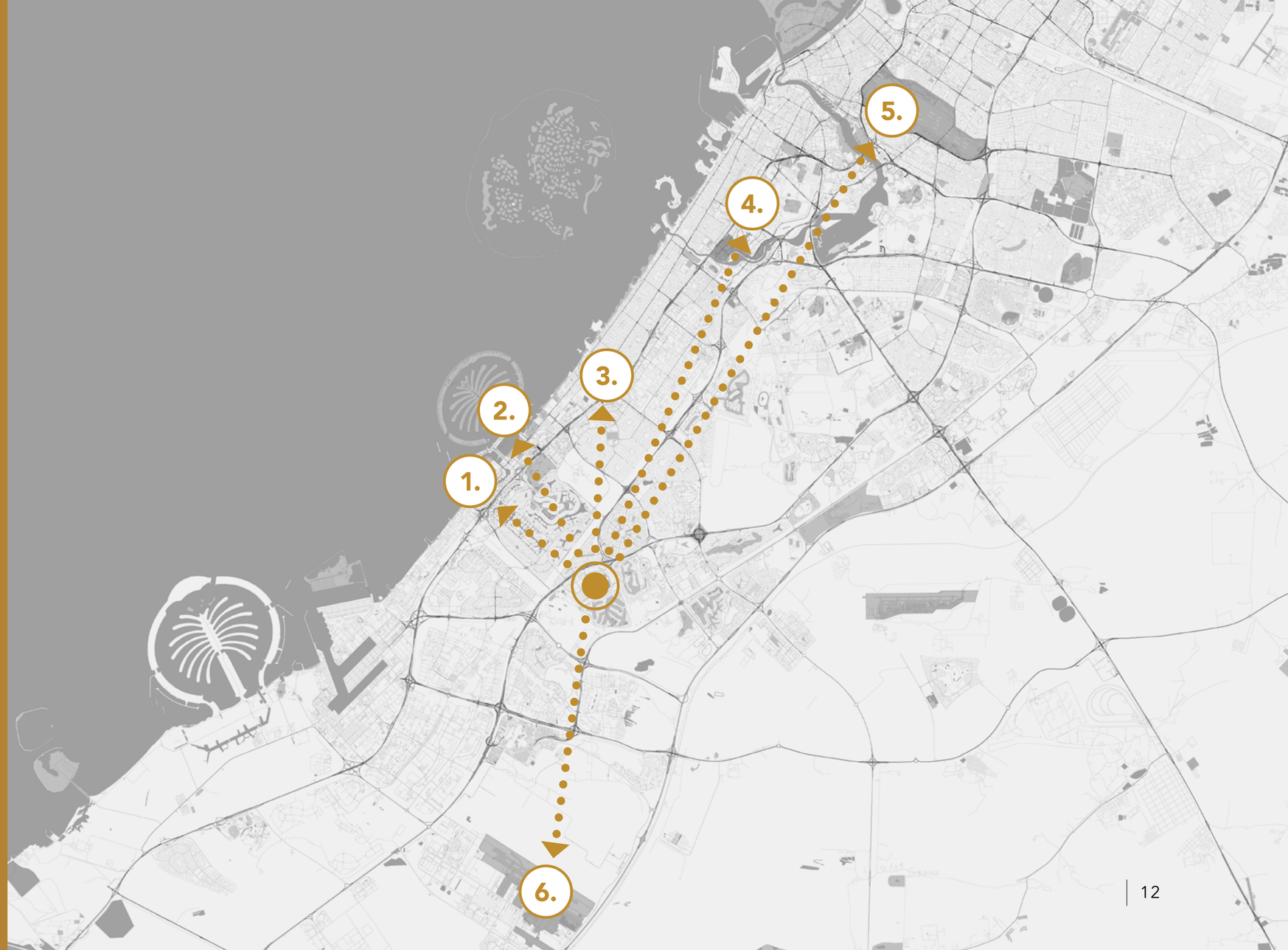
4. **Downtown / DIFC**
27 km



5. **DXB Airport**
(Dubai International)
35 km



6. **DWC Airport**
(Al Maktoum International)
34 km







7. **Me'aisem City Centre**
in community



8. **DAMAC Towers**
in community



9. **DPC Lake**
in community



10. **Hotel Aloft & Elements**
in community



11. **Mediclinic**
in community



12. **Jumeirah Golf Estates**
6 km

ARCHITECTURE

OBJECTIVES & VISION

Our vision of the project is to create an environment and architectural language that has a contemporary face, scale and character. It promotes creative and efficient design and strive to make it a pleasant residential complex in Dubai.

The special feature of the building lies in the fact that it is being built by real estate investors.

Based on many years of local experience on the real estate market, it was created on the basis of a carefully thought-out concept that fully satisfies the needs of both tenants and, through that, investors.

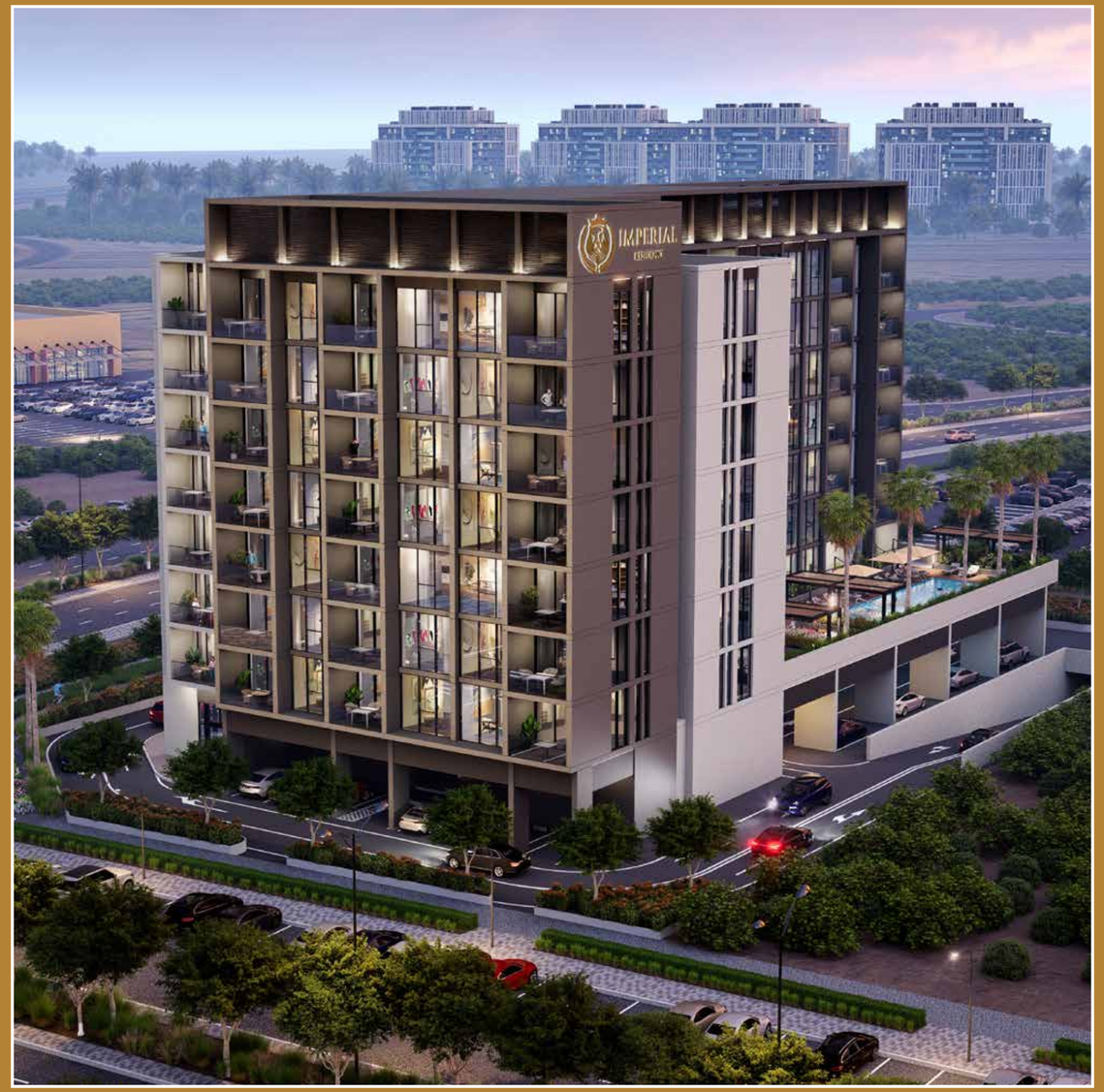
Our objective is to create a pleasant and welcoming residential building. We strive for an elegant design composition of form and space.

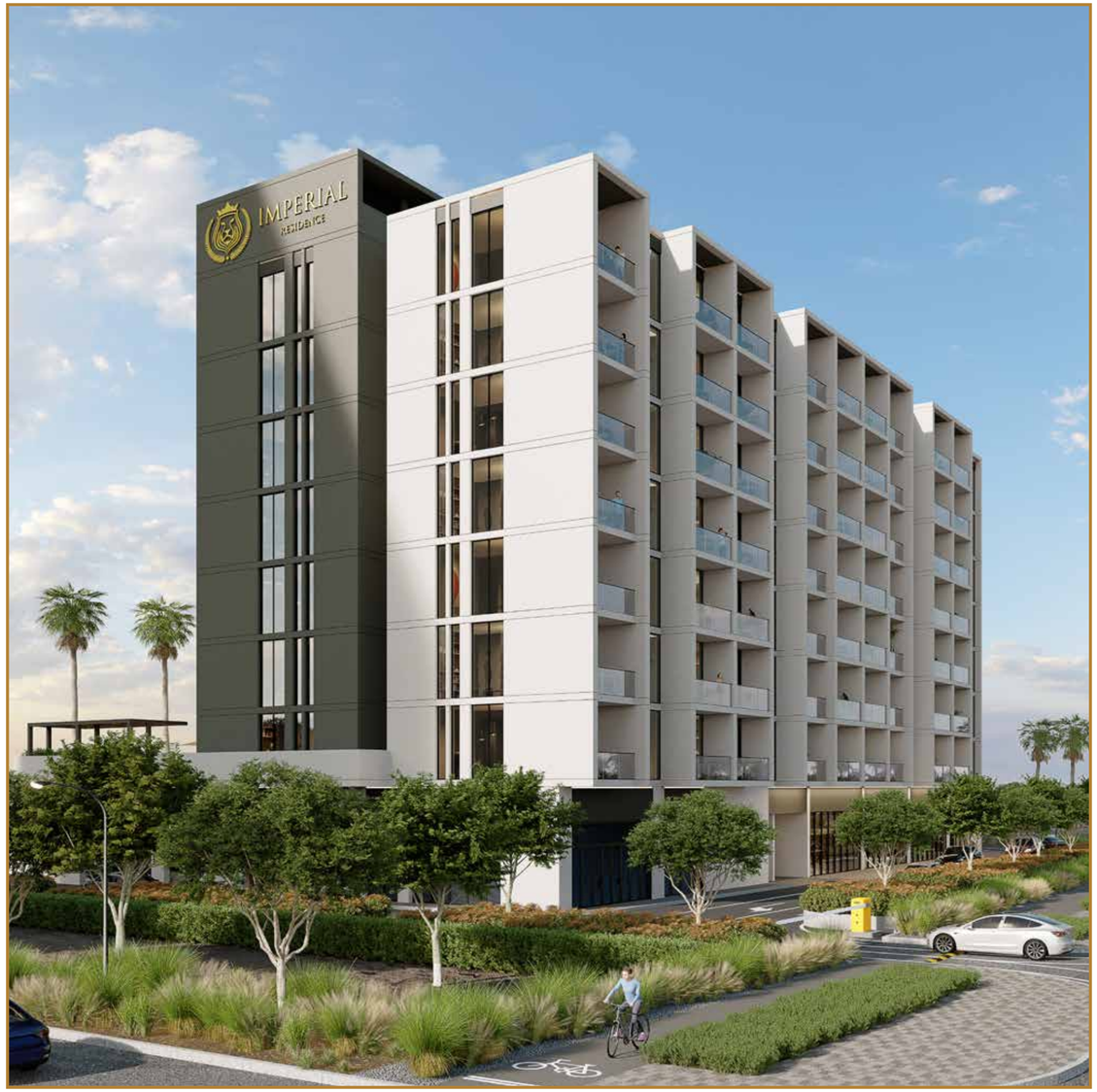
The feeling of comfort is ensured by apartment sizes that exceed the market average, bright spaces provided by large glass surfaces and apartments furnished in a modern contemporary style.

INVESTORS ARE THE ULTIMATE BENEFICIARIES OF THIS UNIQUE INVESTMENT INSPIRED BY THIS DESIGN CONCEPT.

VISUALS

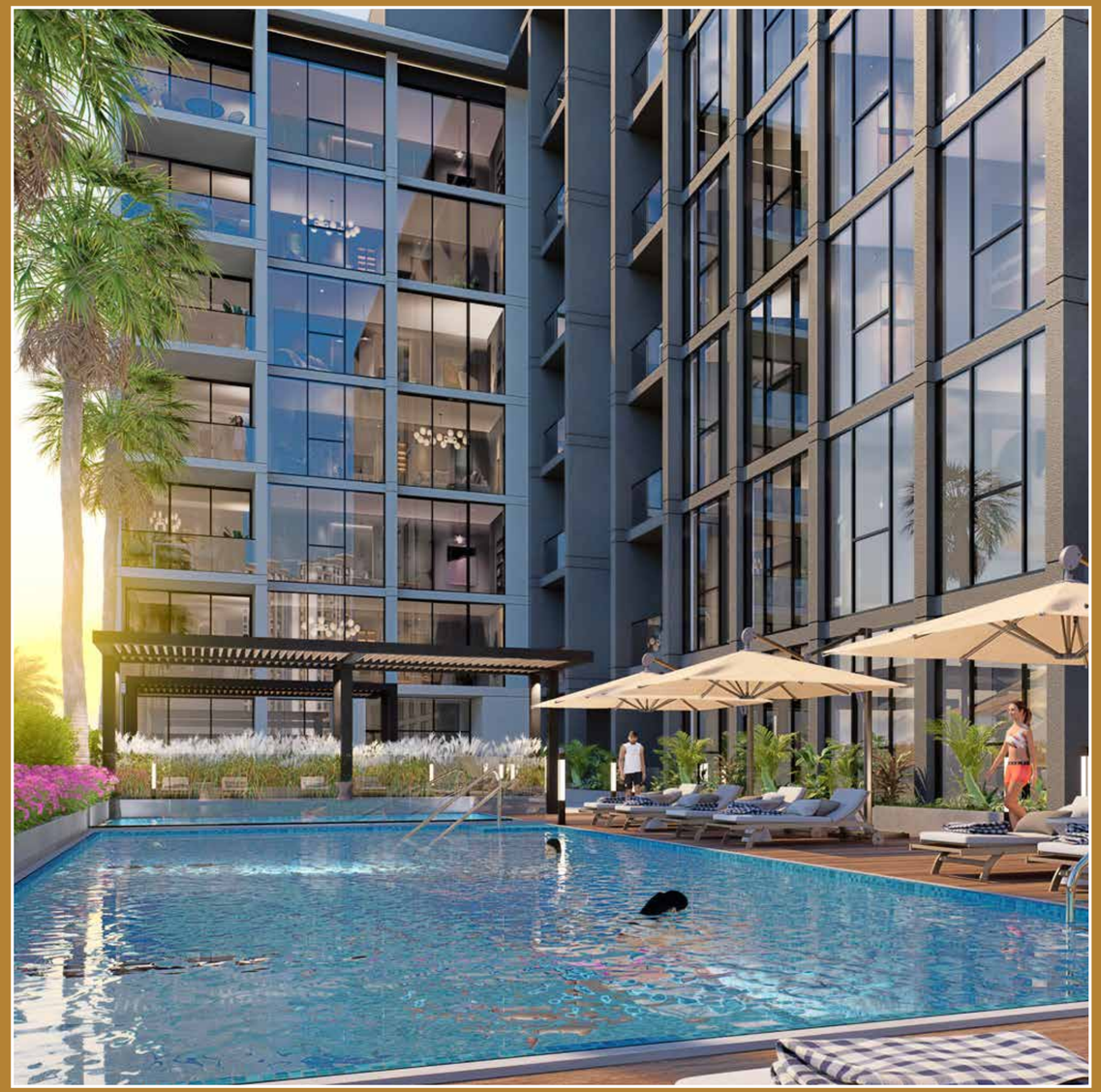



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AMENITIES

AFFORDABLE LUXURY
EVERYTHING YOU NEED

Lobby - Lounge - Retail Area with Co-living & Co-working space

Multi-purpose Room

Private Cinema with Immersive Entertainment

Indoor Golf Simulator Room

Temperature-controlled Adult and Kids Pool with Sunbathing Area

Outdoor Playing Area

BBQ and Lounge

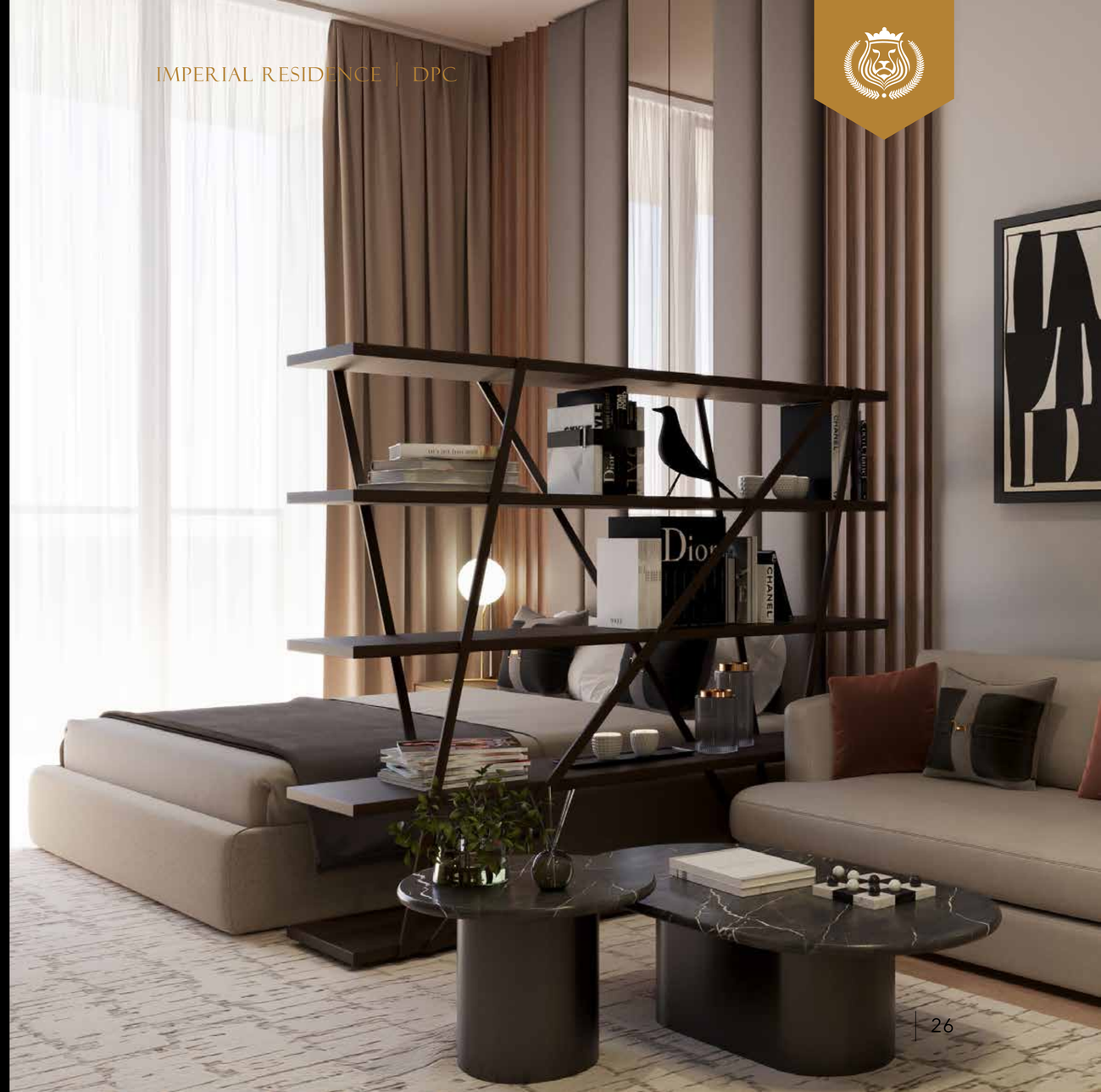
State-of-the-art Rooftop Gym - Indoor and Outdoor

Traditional and Infrared Sauna, Steam

Outdoor Rooftop Cinema

Basement parking

INTERIOR



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